

SOUTH ROAD ELEMENTARY SCHOOL

Site Assessment: February 2024

Abstract

The following document is a site assessment conducted by the Rhode Island Department of Housing in partnership with the town of South Kingstown. This report is in accordance with R.I. Gen. Laws § 45-53-10.

Rhode Island Department of Housing

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South Road Elementary School: Site Information

1157 South Road, South Kingstown, RI 02879

SOUTH ROAD SCHOOL: SITE INFORMATION		
GENERAL PROPERTY INFORMATION		
Item	Information	Comments
Plat/ Lot	39-3/20	Includes South Road School, Admin Building, Curits Corner Middle School
Deed Status	Unrestricted	Per UTR Review – There are no restrictions in the deed. Each parcel was sold for consideration and were not gifted to the town, so there is no issue regarding RIGL 45-2-6. The council can dispose of this land as it sees fit.
Deed Book/ Page	0092/0279 & 0088/0395	Land acquired by the Town in 1961 and 1963.
Property ID (PID)	2751	
Address	301 Curtis Corner Road	
Total Lot Area	50.78 Acres	Includes South Road School, Administration Building, and Curtis Corner Middle School.
Sellable Upland Area (SRS)	7-14 Acres +/-	Land covering the current South Road School footprint and surrounding upland areas. Potential property for sale.
Gross Building Area	33,445 SF	South Road School only.
Year Original Structure Was Built	1961	
Year of Last Renovation	1990	Addition added in 1990.
Currently Heated?		
Electricity On?	Yes	
ASSESSMENT INFORMATION		
Item	Value	Comments
Building Only	\$4,458,300.00	Replacement cost valued at \$6M +/- . Value for SRS building only.
Land Valuation (Total Land Area)	\$3,692,800.00	Total valuation for 50.78 Ac. Town estimate of 7 acres of developable land.
Land Valuation per Acre	\$72,721.00	Cost per acre based on total land value. Appraisal is required for land to be disposed.
ZONING INFORMATION		

Item	Information	Comments
Zoning District	Government Institution (GI)	District restricted to government or health care uses.
Permitted Uses	Health Care Institution, Governmental purposes	Pursuant to Section 101 - Zoning Districts - Any significant use of land in the areas shown within this district for proprietary purposes or uses by nongovernmental entities, other than health care institutions, shall require rezoning to an appropriate zoning district.
Highest/ Best Uses	Varies	Schools, recreation center or similar in existing building or rezone to residential R10 with possible high density buildout with cottage regulations
UTILITY INFORMATION		
Utility	Vendor	Comments
Water	Kingstown Water District	Serviced by KFD. CCMS serviced by United Water District.
Sewer/ Septic	Septic / OWTS - Requires Replacement	The septic system has failed. Tanks needed to be pumped every few months when the building was being used by Meadowbrook and during the testing/vaccination period. Tank holds 10,000 gallons.
BUILDING CONDITION		
Item	Information	Comments
Roof	Repairs needed	One leak currently. Age of roof currently unknown.
Known Hazardous Materials	Asbestos	Pipe insulation in janitorial closet and in restrooms. Pipe wrapping in girls restroom in older section of the building. Additional exploration required.
Cameral Systems	Not operational	FOB electronic lock system for access and the building is alarmed. The camera system is non-operational and would cost thousands to make it work.
Boilers	Operational. Upgrades needed.	Two boilers. Large boiler for the main building was installed in 1990 when the addition was added. It runs good on natural gas. The six circulators are of varied age, but the heat piping and valves are original to the building.

		The small natural gas boiler in the 1990's addition runs fine also. The piping is original to the addition.
HVAC	Partial Air Conditioning	There is partial air conditioning in the building which is provided by mini splits. Only certain classrooms have it because of the special needs children that needed condition space.
Windows		
Facade		
STRUCTURE CONVERSION		
<p><i>Positioning of indoor walls – are walls aligned with unit development or do indoor walls need to be reconfigured?</i></p> <p>Interior walls are largely in a uniform order and could be used as delineating walls between units.</p>		
<p><i>Are there major structural conditions that would need to be changed ahead of a conversion (example – gymnasium space conversion)?</i></p> <p>Large central cafeteria could be converted or used as common space.</p>		
<p><i>Is there plumbing already routed to classrooms? Or would extensive new plumbing be required?</i></p> <p>Plumbing, including sanitary lines, would need to be newly run.</p>		
<p><i>What would be required to create unit level heating/AC? Is the current system easily convertible?</i></p> <p>Individual unit electric heat pumps would most likely be the most efficient way to heat and cool the space. There is currently heating to each classroom via boilers and overhead ducts but not every classroom has cooling.</p>		
<p><i>Are there currently any deed restrictions on the property? If so, describe the restrictions.</i></p> <p>N/A</p>		
CURRENT USE		
<p><i>Description of Building's Current Use:</i></p> <p>Town currently uses the building for furniture storage and a workshop. EMS has several items in the building as well as the SKSD. Highway uses a room for excess tire storage and the police department uses a room for their community outreach items i.e., coolers, grills, patrol bikes and the like.</p>		

Site Preparation Cost Analysis

The current site, identified as Plat 39 Lot 3 on the Tax Assessor's plat maps and as 1157 South R, South Kingstown located on a large parcel, 50.78 acres with other uses on it to the rear or east of the property (see attached sketch). The town plans to annex approximately 7 acres of the 50+ acres to be used as the subject site.

The building is no longer used as a school and the Town of South Kingstown is moving forward in a process to raze the school and convert the land into affordable workforce residential use.

The town has commissioned and received a *Limited Hazardous Building Materials Survey* of the improvements on the site, with an effective date of January 3rd of 2024. Preliminarily it is estimated that it would cost approximately \$100K to \$200K to remove and dispose of the hazardous materials on site, however a quote from a licensed vendor is not currently available. The town is currently seeking quotes for the removal and disposal of the hazardous materials as outlined in the report.

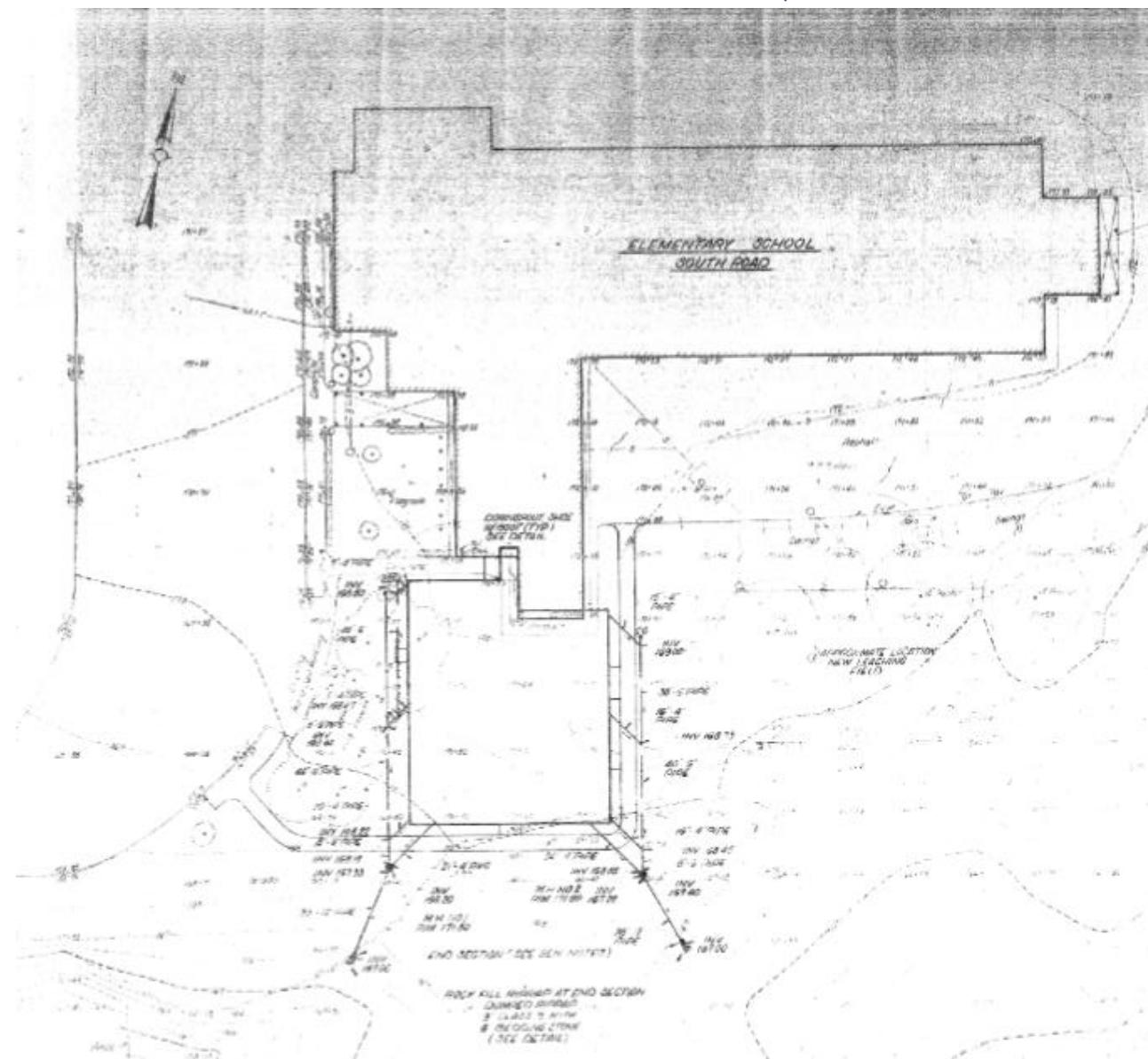
The cost to raze the school and foundation, and dispose of the construction debris is preliminarily estimated to cost approximately \$500,000 to \$1M.

The cost to build an on site septic system is dependent upon the number of units proposed for the site, the range of costs is preliminarily estimated to be \$300K to \$700K dollars, inclusive of engineering and permitting. Water table tests and absorption rate testing will also impact the cost to construct an on site system.

Public water is currently available to the site and school building, but it is likely the size will have to be increased to accommodate an unknown number of units and its current pipe condition is unknown, along with the pipe material used. It is preliminarily estimated that the cost would range from \$10K to 35K.

All estimates provided are based upon limited information and an unknown proposed project. The proposed number of units, finishes, and affordability considerations will significantly alter these estimates and the cost of a new structure.

South Road School Site Map

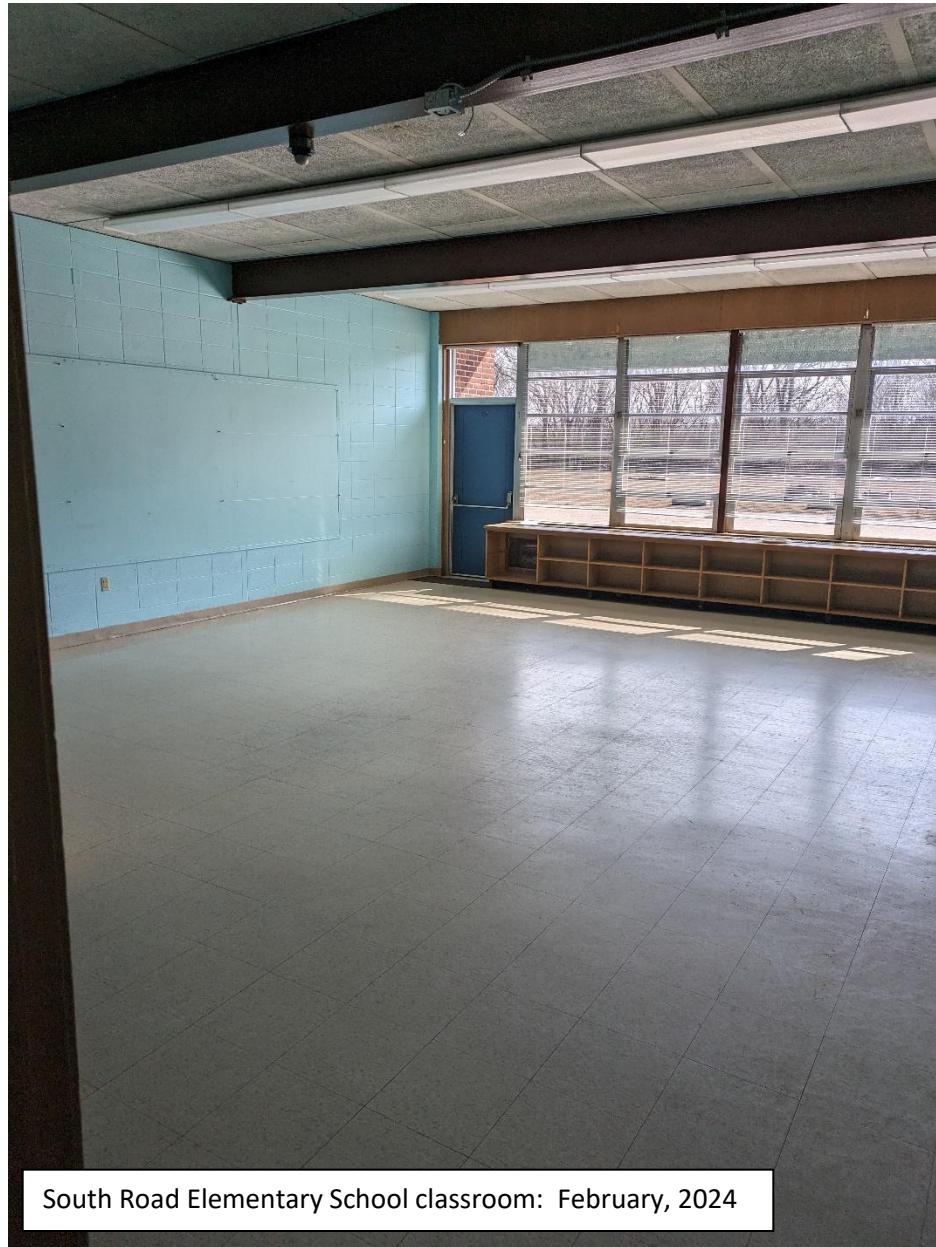


Site Photos





South Road Elementary School Lot – Looking South towards Curtis Corner Rd: February, 2024



South Road Elementary School classroom: February, 2024